

HB 588

ADD "EXEMPT SALE" AS ALLOWED EXEMPTION TO SUBDIVISION.

REASONS TO SUPPORT HB 588.

1. Citizens of Montana should have the opportunity to sell a portion of their property for their own reasons. For many people in the State of Montana, their land is their only asset. For many farmers and other property owners, in order to pay off debt, send a child to college or pay for medical expenses, selling a portion of their property is their only option. Many large lot owners today in Montana see they only have a couple of options, subdivide all of their property or sell all of their property to an outside developer to subdivide their property. The "Exempt Sale" provision would give them a third option, sell off a small portion of their property to pay off debts and keep the majority of their property in tact.
2. The "Exempt Sale" concept allows a citizen to sell a portion of their property once every five years as long as they are not selling it to avoid subdivision. This concept would not be a good avenue to avoid doing a subdivision because, it would take you 25 years to create five lots. A Minor subdivision is five or fewer lots.
3. Parcels created by exemption of the Subdivision and Platting Act go through the same rigorous review by the Department of Environmental Quality (DEQ) for sewer, water, storm drainage and solid waste disposal as any subdivision law. The proposed HB 588 also requires that legal access be proven before the tract can be created. Therefore, public health, safety and general welfare for property buyers is protected.